

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:	Lewisville Industrial Site
LOCATION:	000 Huffines Boulevard, Lewisville, TX 75057
TYPE:	Commercial - Industrial Land
ZONING:	LI - Light Industrial
POTENTIAL USE:	Light manufacturing and other industrial uses
AVAILABLE:	Immediately
LAND:	+/- 15.4 AC / +/- 670,824 SF
TOPOGRAPHY:	Flat
FRONTAGE/ ACCESS:	Huffines Blvd
UTILITIES:	All Utilities on Site
TAXES:	Tax Parcel ID#: 273006
SALES PRICE:	\$1,796,000.00/ \$116,623.37 Per AC / \$2.68 Per SF
TERMS:	Cash At Closing
LISTED:	Loop Net, CoStar, Xceligent, Many Web-sites
COMMENTS:	+/- 15.4 Acres Zoned Industrial. Build now or hold for profit, as neighboring business will need this property to expand. Perfect location for landscaping, construction or trucking company, but suited for many types of businesses. This is one of the last undeveloped industrial properties in the area. Businesses in the area include landscaping companies, construction companies, auto auction, auto repair facility, heavy equipment rental, boat and RV storage, office warehouse complexes, horse stables, impound yard and others.
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